



~~June 15, 2004 CPC~~
July 28, 2004 BS

STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

04SN0259

WELCO, LLC

Midlothian Magisterial District
West line of Turner Road

REQUEST: Rezoning from Community Business (C-3) to General Business (C-5) of 0.8 acre plus proffered conditions on an adjacent 0.9 acre tract currently zoned General Business (C-5).

PROPOSED LAND USE:

A self-storage facility is proposed. With approval of this request, uses would be restricted to those permitted by right or with restrictions in the Community Business (C-3) District.

PLANNING COMMISSION RECOMMENDATION

RECOMMEND APPROVAL AND ACCEPTANCE OF THE PROFFERED CONDITIONS ON
PAGE 2.

STAFF RECOMMENDATION

Recommend approval for the following reasons:

- A. Although the Eastern Midlothian Area Plan suggests the property is appropriate for Community Business (C-3) uses, the Plan also indicates that more intense uses may be appropriate if, through special design criteria and other operational conditions, it is determined that such uses would not adversely impact existing and anticipated area development.

- B. The proffered conditions would insure that the proposed self-storage facility uses are designed to provide maximum compatibility with, and minimal impact upon, area residential development to the east and office development to the south.

(NOTES: THE ONLY CONDITION THAT MAY BE IMPOSED IS A BUFFER CONDITION. THE PROPERTY OWNER(S) MAY PROFFER OTHER CONDITIONS. THE CONDITIONS NOTED WITH "STAFF/CPC" WERE AGREED UPON BY BOTH STAFF AND THE COMMISSION. CONDITIONS WITH ONLY A "STAFF" ARE RECOMMENDED SOLELY BY STAFF. CONDITIONS WITH ONLY A "CPC" ARE ADDITIONAL CONDITIONS RECOMMENDED BY THE PLANNING COMMISSION.)

PROFFERED CONDITIONS

- | | | |
|-------------|----|--|
| (STAFF/CPC) | 1. | <u>Screening of Loading Areas.</u> Screening of loading areas for any self-storage facility from adjacent properties shall be achieved through the positioning of the self-storage buildings in a compound-like manner such that the walls of the buildings closest to these adjacent properties shall be generally parallel to the adjacent boundary lines. (P) |
| (STAFF/CPC) | 2. | <u>Setbacks.</u> A minimum setback of twenty (20) feet for buildings, drives and parking areas shall be established from the boundaries of Tax IDs 762-705-3285 and 3475 where adjacent to Tax ID 762-705-2043 (Cloverleaf Office Park). Within these setbacks, Perimeter Landscape C shall be provided in accordance with Ordinance requirements. (P) |
| (STAFF/CPC) | 3. | <u>Uses.</u> Uses shall be limited to those uses permitted by right or with restrictions in the Community Business (C-3) District as well as self-storage facilities. (P) |
| (STAFF/CPC) | 4. | Prior to any site plan approval, forty-five (45) feet of right-of-way on the west side of Turner Road, measured from the centerline of that part of Turner Road immediately adjacent to the property, shall be dedicated, free and unrestricted, to and for the benefit of Chesterfield County. (T) |
| (STAFF/CPC) | 5. | Direct access from the property to Turner Road shall be limited to two (2) entrances/exits. The exact location of these accesses shall be approved by the Transportation Department. (T) |

GENERAL INFORMATION

Location:

West line of Turner Road, south of Midlothian Turpike. Tax IDs 762-705-1190, 2994, 3285 and 3475 (Sheet 7).

Existing Zoning:

C-3 and C-5

Size:

1.7 acres

Existing Land Use:

Single family residential or vacant

Adjacent Zoning and Land Use:

North - C-5; Commercial or vacant

South and West - C-3; Office

East - C-3 and C-5; Single family residential or commercial

UTILITIES

Public Water System:

A twelve (12) inch water line extends along the east side of Turner Road opposite this site. In addition, an eight (8) inch water line extends along the southern boundary of the southern most parcel of this request to serve the adjacent development. Use of the public water system is required by County Code.

Public Wastewater System:

There are two (2) public wastewater lines that could potentially serve the request site. An eight (8) inch wastewater collector line extends along the western boundary of Turner Road adjacent to this site, and an eight (8) inch collector line serving the adjacent development is approximately seventy-five (75) feet west of the western most parcel of this request. Use of the public wastewater system is required by County Code.

ENVIRONMENTAL

This request will have minimal impact upon environmental engineering facilities.

PUBLIC FACILITIES

Fire Service:

The Buford Road Fire Station, Company Number 9, and Forest View Volunteer Rescue Squad currently provide fire protection and emergency medical service. This request will have only minimal impact on fire and emergency medical services.

When the property is developed, the number of hydrants, quantity of water needed for fire protection, and access requirements will be evaluated during the plans review process.

Transportation:

The subject property consists of 1.7 acres zoned Community Business (C-3) and General Business (C-5) and is located on the west side of Turner Road south of Route 60. The applicant is requesting rezoning from C-3 to General Business (C-5) and has proffered to limit uses on the entire property to those permitted in the C-3 District and mini-warehouse facilities. (Proffered Condition 3)

This request will not limit development to a specific land use; therefore, it is difficult to anticipate traffic generation. Based on fast-food with drive-thru trip rates, development could generate 2,480 average daily trips (ADT); however, the applicant intends to develop a mini-warehouse facility on the property. Based on mini-warehouse trip rates, development could generate approximately forty (40) ADT. Traffic generated by this development will initially be distributed along Turner Road, which had a 2003 traffic volume of 13,341 vehicles per day. Turner Road adjacent to the property is a five lane typical section with a shared center left turn lane.

Turner Road is identified as a major arterial on the Thoroughfare Plan with a recommended right of way width of ninety (90) feet. The applicant has proffered to dedicate forty-five (45) feet of right of way, measured from the centerline of Turner Road, in accordance with that Plan. (Proffered Condition 4)

Development must adhere to the Development Standards Manual in the Zoning Ordinance relative to access and internal circulation (Division 5). The property has been developed with multiple accesses to Turner Road. The applicant has proffered to limit direct access from the property to Turner Road to no more than two (2) entrances/exits (Proffered Condition 5).

At time of site plan review, specific recommendations will be made regarding access and internal circulation.

LAND USE

Comprehensive Plan:

Lies within the boundaries of the Eastern Midlothian Area Plan which suggests the property is appropriate for a mixture of community-scale (C-3) uses to include shopping centers and office uses. The Plan also indicates that more intense uses may be appropriate if, through special design criteria and other operational conditions, it is determined that such uses would not adversely impact existing and anticipated area development.

Area Development Trends:

Properties to the north are zoned C-5 and are developed for commercial uses or remain vacant. Property to the south and west is zoned C-3 and is developed as an office park (Cloverleaf West). Properties to the east are zoned C-3 and C-5 and are developed for commercial uses or are occupied by a single family dwelling. It is anticipated that this area of Turner Road will continue to experience new development as well as redevelopment of properties occupied by older single family housing stock both consistent with the Eastern Midlothian Area Plan and encouraged through the flexible design criteria established in the Ordinance for Post Development Areas.

Site Design:

The request property lies within a Post Development Area. New construction or redevelopment of the site must conform to the requirements of the Zoning Ordinance which address access, parking, landscaping, pedestrian access, architectural treatment, setbacks, signs, buffers, utilities and screening of dumpsters and loading areas, except as discussed herein.

Uses:

In an effort to maintain consistency with the Plan and to ensure compatibility with area development, the applicant has restricted uses on both the existing and proposed C-5 parcels to those permitted by right or with restrictions in the C-3 District plus self-storage facilities, which are first permitted in the C-5 District. (Proffered Condition 3)

Screening of Loading Areas:

Currently, the Ordinance requires that loading areas be screened from view of the adjacent office park development as well as Turner Road. The applicant has proffered to design the proposed self-storage facility in a compound-like manner, whereby the walls of the buildings screen the views of the loading areas from the surrounding properties as well as Turner Road. (Proffered Condition 1)

Setbacks and Landscaping:

Currently, the Ordinance does not require a side yard setback for buildings, parking and drives developed on the subject property. Further, the Ordinance requires a twenty (20) foot rear yard setback for buildings only, with no provision for landscaping within this setback area. To provide transition to the existing office park development to the south and west, the applicant has proffered to maintain a twenty (20) foot landscaped setback for buildings, parking and drives from the side and rear boundaries of the existing C-3 portion of the subject property. (Proffered Condition 2)

CONCLUSIONS

Although the Eastern Midlothian Area Plan suggests the property is appropriate for Community Business (C-3) uses, the Plan also indicates that more intense uses may be appropriate if, through special design criteria and other operational conditions, it is determined that such uses would not adversely impact existing and anticipated area development.

The proffered conditions which address uses, screening of loading areas and landscaped setbacks would insure that the proposed self-storage facility uses are designed to provide maximum compatibility with, and minimal impact upon, area residential development to the east and office development to the south.

Given these considerations, approval of this request is recommended.

CASE HISTORY

Planning Commission Meeting (6/15/04):

The applicant accepted the recommendation. There was no opposition present.

On motion of Mr. Gecker, seconded by Mr. Wilson, the Commission recommended approval and acceptance of the proffered conditions on page 2.

AYES: Unanimous.

The Board of Supervisors, on Wednesday, July 28, 2004, beginning at 7:00 p.m., will take under consideration this request.

